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8 Duff Avenue
Moulin
Pitlochry
PH16 5EN

Offers Over £260,000

J&H Mitchell are delighted to bring to the market this desirable three bedroom house located in the village of Moulin on the outskirts of Pitlochry.

This lovely house is described as a detached "linked" bungalow, being attached to the neighbouring house by the garage only. This quiet cul-de-sac, while secluded and relatively hidden away, is in easy walking distance or a short drive to Pitlochry.

The house consists of a very large newly refurbished living room with plenty space to create a dining area. This bright room has windows to the front and rear, a stone fireplace and brand new fitted carpet. The kitchen, which came from Howdens Joinery, has been replaced prior to sale and is unused. It has cream wall and floor units with wood effect worktop and splashback. There is an integrated oven and ceramic hob. There is a door to a rear porch which gives access to the rear of the house and to the garage.



There are three bedrooms, two of which are double and all three have built in cupboards with hanging rails. There is a bathroom with bath, wc, whb and heated towel rail.

Externally the house benefits from a garage with large driveway access with parking for several vehicles., The front garden is laid to grass with shrubs and small trees. To the rear, again it is mainly to grass with a flower border and garden shed. There is a path and steps leading onto Baledmund Road, creating a short cut to head towards the local hotel and onwards into town.

The village of Moulin is on the outskirts of Pitlochry and enjoys easy access to many local walks including the local mountain Ben Vrackie. Pitlochry Golf Club is a short distance from the house and there is an attractive hotel which was originally as an old coaching inn from the late 1600s and is popular with locals and visitors. Pitlochry provides all amenities including primary and secondary schools, medical centre, small hospital, leisure facilities, shops, supermarket, cafes and restaurants.



Dimensions

Living/Dining Room (22' 8" x 15' 5") or (6.90m x 4.70m)

Kitchen (12' 4" x 8' 8") or (3.75m x 2.65m)

Bedroom 1 (14' 1" x 0' 0") or (4.30m x 0.00m)

Bedroom 2 (10' 2" x 9' 6") or (3.10m x 2.90m)

Bedroom 3 (13' 1" x 9' 10") or (4.00m x 3.00m)

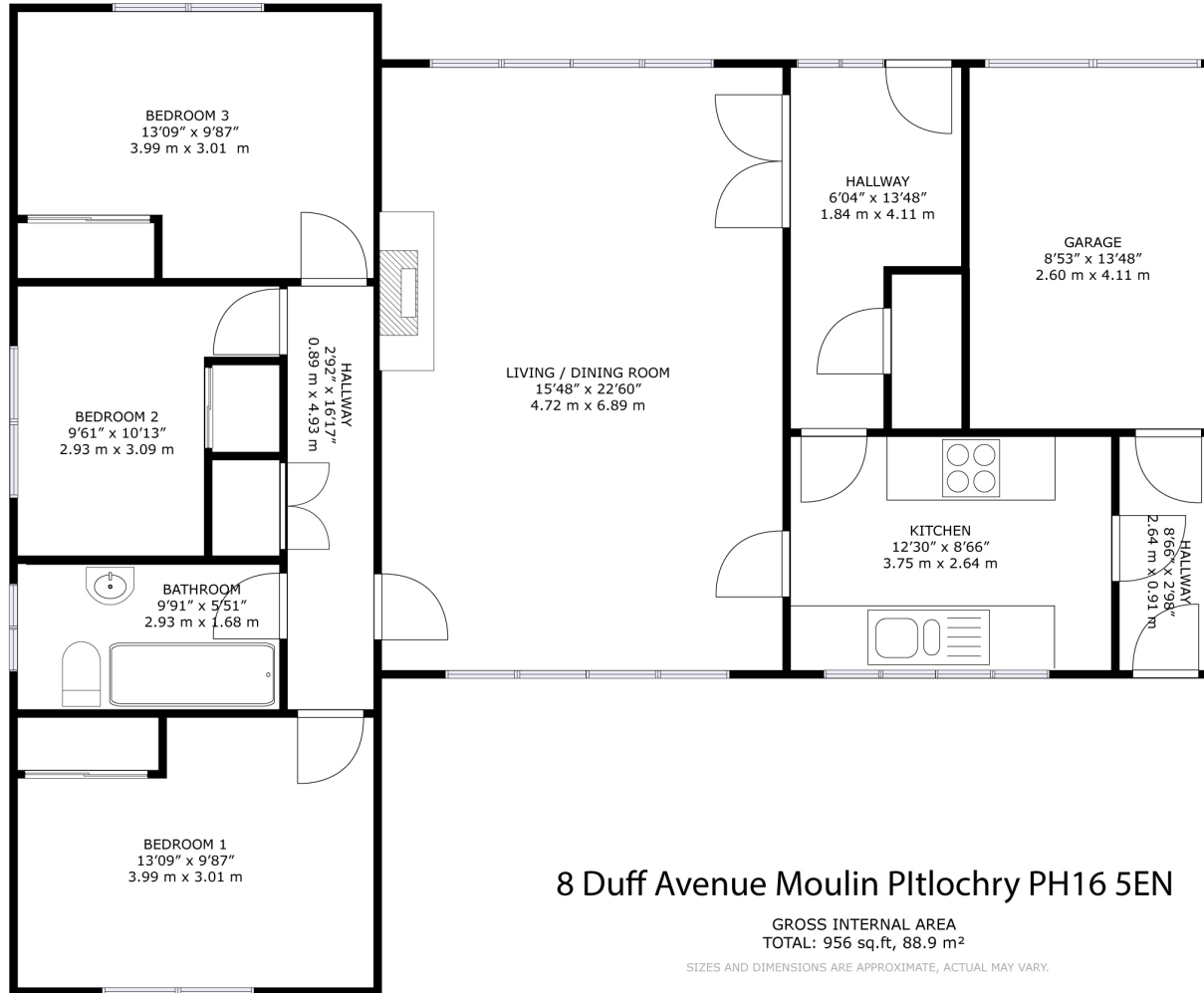
Bathroom (9' 10" x 5' 7") or (3.00m x 1.70m)

Garage (13' 5" x 8' 6") or (4.10m x 2.60m)

Directions

From our Pitlochry office, head north through town and turn right onto West Moulin Road (signposted Moulin) Continue up hill to reach Moulin. Turn left immediately after Moulin Hotel onto Baledmund Road. Turn left at junction onto Craiglunie Road. Duff Avenue is first on left. No 8 is on the left.







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